



# DOLLAR TREE

14800 Pulaski Rd, Midlothian, IL 60445

*OFFERING MEMORANDUM*

Marcus & Millichap



# **NON-ENDORSEMENT & DISCLAIMER NOTICE**

## **CONFIDENTIALITY & DISCLAIMER**

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2025 Marcus & Millichap. All rights reserved.

## **NET LEASE DISCLAIMER**

Marcus & Millichap hereby advises all prospective purchasers of Net Lease property as follows: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided. As the Buyer of a Net Lease property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a Net Lease property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any Net Lease property to determine to your satisfaction with the suitability of the property for your needs. Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this Net Lease property.

## **NON-ENDORSEMENT NOTICE**

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.



# DOLLAR TREE

14800 PULASKI RD, MIDLOTHIAN, IL 60445

## TENANT SUMMARY

### DOLLAR TREE

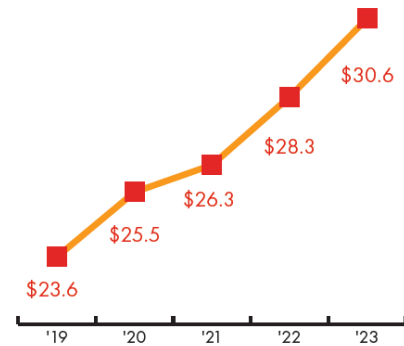
Dollar Tree, is a leading operator of discount variety stores that has served North America for nearly forty years. The Company operates more than

16,590 stores across the 48 states and five Canadian provinces, supported by a coast-to-coast logistics network and more than 211,000 associates. With two iconic brands, Dollar Tree and Family Dollar, a world-renowned merchandising team, the Company has transformed its store formats in order to serve customers in all types of geographic markets. Dollar Tree is known for its “thrill-of-the-hunt” shopping experience where customers discover new treasures every week, all at a tremendous value. Family Dollar, known as “the neighborhood discount store,” provides customers with a quality, high-value assortment of basic necessities and seasonal merchandise.



### NET SALES

(in billions)



**16,590+**  
LOCATIONS

**\$30.7B**  
Q3 2024 Revenue

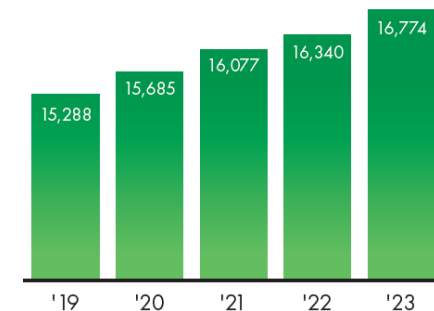
**211,000+**  
EMPLOYEES

## DOLLAR TREE REPORTS Q3 FISCAL 2024 RESULTS:

- **Same-Store Net Sales: Dollar Tree +1.8%; Family Dollar +1.9%**
- **Diluted Earnings per Share (EPS) of \$1.08 and Adjusted Diluted EPS of \$1.12**
- **Fourth Quarter Fiscal 2024 Net Sales Outlook Range of \$8.1 Billion to \$8.3 Billion**
- **Generated \$785.6 million of net cash provided by operating activities**
- **Opened 249 new Dollar Tree and 6 new Family Dollar stores**
- **Approximately 2,300 Dollar Tree stores have been converted to in-line multi-price format**

### STORE COUNT

(at year end)





# DOLLAR TREE

14800 PULASKI RD, MIDLOTHIAN, IL 60445

AERIAL: NORTH VIEW





# DOLLAR TREE

14800 PULASKI RD, MIDLOTHIAN, IL 60445

## SUBJECT PHOTOS





## INVESTMENT HIGHLIGHTS

### **INVESTMENT HIGHLIGHTS:**

- Subject Property: 10,800-SF Dollar Tree store situated on a +/-1.52-acre shared parcel
- Historical Occupancy: Over 10 years of historical occupancy and recently extended for an additional 5 years
- Lease Structure: More than 3 years remaining on a double net lease with minimal landlord responsibilities
- Built-in Rental Growth: Scheduled rental increases in each of the two remaining 5-year renewal options.

### **LOCATION HIGHLIGHTS:**

- Strategic Positioning: Located along a well-trafficked residential and retail corridor
- High Visibility: Excellent exposure along Pulaski Road, with over 16,000 vehicles passing daily
- Convenient Access: Positioned on a corner with a center turn lane, ensuring easy ingress and egress from both traffic directions
- Surrounded by National Retailers: Close proximity to major tenants including Firestone, CVS, USPS, McDonald's, KFC, Dunkin', Extra Space Storage, Save A Lot, BMO Bank, and more
- Proximity to Public Transit: Adjacent to the Midlothian Metra Rail Station, offering hourly train service into downtown Chicago. The RI Line recorded 3.1 million passengers in 2024
- Excellent Connectivity: Just 1.5 miles from an I-294 exit, 20 miles from downtown Chicago, and 12 miles from Chicago Midway International Airport

### **TENANT HIGHLIGHTS:**

- Industry Leader: Dollar Tree operates over 16,590 locations across the U.S
- Strong Credit Rating: Rated "BBB" by S&P, with a market capitalization exceeding \$30 billion
- Consumer Appeal: Offers an affordable, diverse product selection in convenient locations

### **MARKET AND DEMOGRAPHIC HIGHLIGHTS:**

- Target Market: 86,300 residents within 5 miles with average household incomes in excess of \$70,000
- Strong Market Fundamentals: Midlothian, a southwest suburb of Chicago, benefits from its proximity to the Chicago metropolitan area—the largest in the Midwest and the 39th largest globally, with a population exceeding 8.8 million



# DOLLAR TREE

14800 PULASKI RD, MIDLOTHIAN, IL 60445

## OFFERING SUMMARY

### LIST PRICE

**\$925,000**

### CAP RATE

**9.34%**

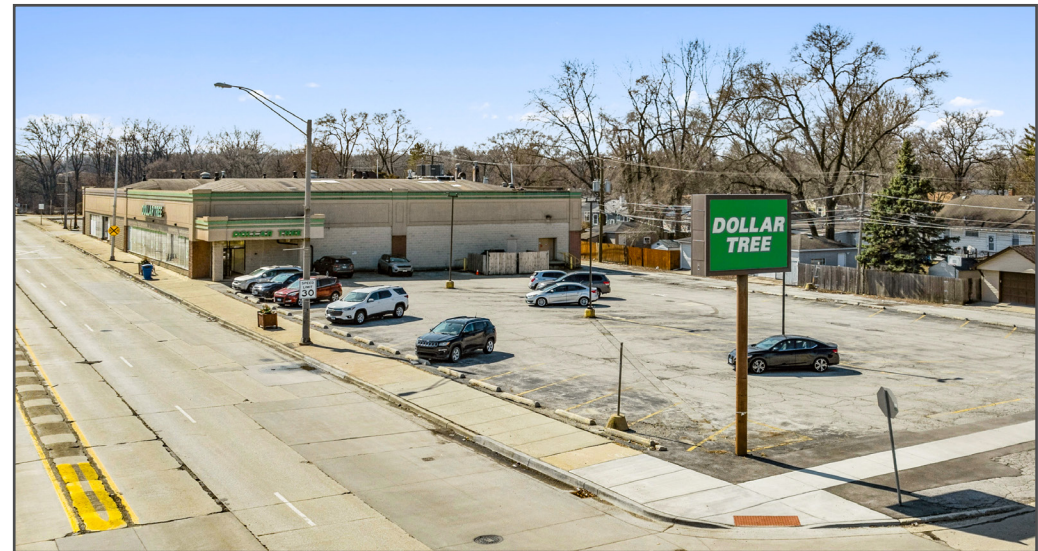
### PRICE/SF

**\$92.12**

PROPERTY DESCRIPTION	
YEAR BUILT/RENOVATED:	1952 / 2014
GLA:	10,800-SF
LOT SIZE:	+/-1.52-AC
TYPE OF OWNERSHIP	Fee Simple

BASE RENT SCHEDULE					
START	END	ANNUALLY	MONTHLY	PSF	% INCR.
CURRENT	1/31/2029	\$86,400	\$7,200	\$8.00	-
OPTION 1	1/31/2034	\$91,800	\$7,650	\$8.50	6.25%
OPTION 2	1/31/2039	\$97,200	\$8,100	\$9.00	5.88%

LEASE ABSTRACT	
LEASE TYPE:	Double Net
GUARANTOR:	Corporate
LEASE START:	2/1/2014
LEASE EXPIRATION:	1/31/2029
TERM REMAINING:	3.5 Years
OPTION TERMS:	Two, 5-Year Options
RENTAL INCREASES:	In Options
CAM:	Tenant reimburses lessor of pro rata share of CAM or 3% Increase on prior year amount
TAXES AND INSURANCE:	Reimburse pro rata share
LL RESPONSIBILITY:	Roof, Foundation, Slab, Structural portions, HVAC Replacement so long as tenant performs routine maintenance
TENANT RESPONSIBILITY:	Fixtures, facilities or equipment, doors, windows, plate glass, HVAC system, electrical, plumbing, sewer



***DOLLAR TREE***



# DOLLAR TREE

14800 PULASKI RD, MIDLOTHIAN, IL 60445

AERIAL: SOUTH VIEW

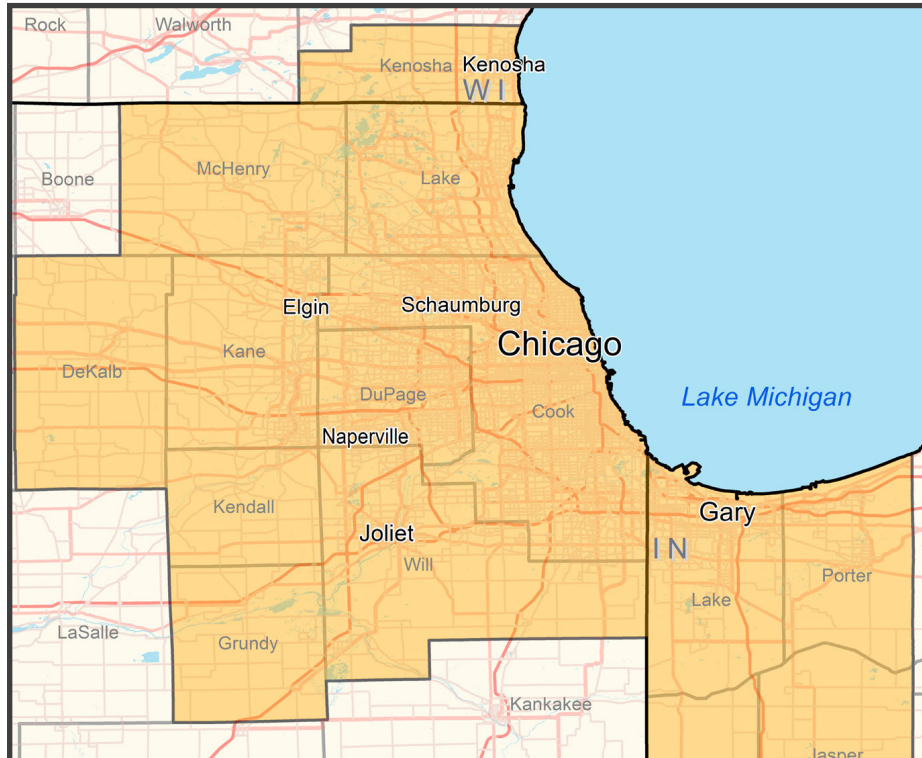




## LOCATION OVERVIEW

### CHICAGO METRO OVERVIEW

Chicago-Naperville-Elgin is one of the largest metros in the nation. The Chicagoland area is bounded to the east by Lake Michigan, expands over a 5,000-square-mile region in northeastern Illinois and extends into Wisconsin and Indiana. The metro houses 9.6 million people and comprises 14 counties. The city of Chicago contains 2.7 million residents. During the past 20 years, the greatest growth occurred in the western portion of the region and was exemplified between 2020-2021. Since then, movement back into downtown Chicago is gaining headway as employers increasingly push for in-person work attendance, while progressing tourism levels support activity in the urban core.



### METRO HIGHLIGHTS



#### SECOND-LARGEST METROPOLITAN AREA

The metro population trails only Los Angeles in size. Slowing population growth, however, has been noted over the previous decade.



#### WEALTH OF INTELLECTUAL CAPITAL

Illinois trails only New York City, Texas and California in total corporate headquarters. There are over 30 Fortune 500 companies based locally.



#### LARGE, DIVERSE EMPLOYMENT BASE

The Chicago metro employs 4.8 million workers in an array of industries, including the growing tech and logistics sectors.

### ECONOMY HIGHLIGHTS

- The metro has one of the biggest economies in the nation, and is buoyed by its distribution, finance, manufacturing operations and growing high-technology sectors.
- Fortune 500 companies headquartered in the metro include Walgreens, State Farm Insurance and McDonald's.
- The area is a major global tourist and convention destination. Typically, more than 50 million people visit the metro annually and support nearly 500,000 jobs in the leisure and hospitality sector. Although suppressed during the pandemic, visitations and employment have rebounded substantially.
- Large tech firms operating in the metro, such as Amazon and Google, attract a wide array of startup companies.
- Backed by some of the nation's more well-regarded universities, the workforce is considered one of the most diverse and well trained among major United States metros.

### DEMOGRAPHIC HIGHLIGHTS

2023  
POPULATION

9.6M

2023  
HOUSEHOLDS

3.7M

2023  
MEDIAN AGE

38.4

2023  
MEDIAN HHI

\$76K



# DOLLAR TREE

14800 PULASKI RD, MIDLOTHIAN, IL 60445

## DEMOGRAPHIC REPORT

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection	14,016	82,717	243,947
2024 Estimate	14,161	83,618	245,793
2020 Census	14,189	83,222	244,747
2010 Census	14,773	88,108	259,761
Daytime Population	10,688	72,623	219,709
HOUSEHOLD INCOME	1 Mile	3 Miles	5 Miles
Average	\$73,546	\$74,371	\$80,140
Median	\$62,519	\$59,099	\$61,498
Per Capita	\$26,761	\$27,431	\$30,360
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projection	5,107	30,528	92,623
2024 Estimate	5,107	30,583	92,671
2020 Census	5,110	30,634	92,789
2010 Census	5,135	31,110	93,589
HOUSING	1 Mile	3 Miles	5 Miles
Median Home Value	\$166,641	\$170,327	\$179,848
EMPLOYMENT	1 Mile	3 Miles	5 Miles
2024 Unemployment	10.15%	10.10%	8.77%
Avg. Time Traveled	33	35	35
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
High School Graduate (12)	35.28%	32.99%	30.35%
Some College (13-15)	25.68%	25.39%	25.74%
Associate Degree Only	10.37%	8.72%	8.85%
Bachelor's Degree Only	12.63%	14.12%	16.05%
Graduate Degree	4.47%	5.69%	8.05%

MAJOR EMPLOYERS	EMPLOYEES
1 Illinois Central Railroad Co-CN	3,200
2 Atkore Inc-Atkore	3,000
3 Ingalls Memorial Hospital	2,293
4 UCM Community Health Hospital, Inc	2,238
5 SBC Inc	1,861
6 Duluth Missabe Ir Range Rlwy-Dm & I R	1,399
7 Bond Drug Company Illinois LLC-Walgreens	1,206
8 Bond Drug Company Illinois LLC-Walgreens	944
9 Bond Drug Company Illinois LLC-Walgreens	944
10 Ingersoll Rand Inc	887
11 Allied Tube & Conduit Corp	740
12 Sdg Global Inc-Sdg	700
13 Homewood-Flossmoor Park	675
14 Advocate South Suburban Hosp	669
15 Sault Ste Marie Bridge Company-CN	631
16 Aramark MGT Svcs Ltd Partn-Servicemaster	600
17 AAA Rental System Inc	529
18 Chicago Central & PCF RR Co-Cnic Railroad	500
19 Polmax LLC-Exporior Transport	500
20 American Hritg Protective Svcs	500
21 Guadalupe Economic Svcs Corp-Belhaven Nursing Home	480
22 Solvay USA Inc	478
23 U-Haul Leasing & Sales Co-U-Haul	397
24 Harvey Pallets Inc	350
25 Lb Steel LLC-Topeka Metal Specialties	350





# DOLLAR TREE

14800 PULASKI RD, MIDLOTHIAN, IL 60445

EXCLUSIVELY LISTED BY:

## DARPAN PATEL

Senior Vice President, Investments  
Tampa Office

**Direct:** (513) 878-7723

Darpan.Patel@marcusmillichap.com

License: OH SAL 2012000748

## DAN YOZWIAK

Senior Vice President, Investments  
Columbus Office

**Direct:** (614) 403-1094

Dan.Yozwiak@marcusmillichap.com

License: OH SAL 2008003600

## Steven Weinstock Managing Broker

One Mid America Plaza, Ste. 200  
Oakbrook Terrace, IL 60181

Lic #: 471.011175